

TOWN OF SHIRLEY PLANNING BOARD

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March 9, 2022 6:00 PM Public Meeting of the Planning Board

Town Hall Building, 7 Keady Way, First Floor Meeting Room, Shirley, MA 01464

This meeting may be televised live on Comcast Channel 99. If you do not have Comcast you may log onto SHIRLEYMEDIA.ORG and click on the *live* tab or watch it at a later date

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

To join the meeting from your computer, tablet or smartphone log onto:

<https://meet.goto.com/560140325>

To phone in: 1-517-317-3122

Access Code: 560-140-325

OPEN PUBLIC MEETING:

PUBLIC HEARING:

1. 68 Catacunemaug Road, Parcel ID: 23 C 4 located in the SV District.

The applicant, Fox Run Holdings, LLC is requesting two special permits for relief from Protective Zoning Bylaw Section 4.13.4 (e) relating to multi-family housing in the water supply and wellhead protection District (zone II) and Section 4.1 relating to multi-family housing in the R-3 Zoning District.

Applicant is also applying for a Site Plan Review per Section 7 of the Protective Zoning Bylaw as well as waivers to some requirements of Section 7.5.

Parcels are located at 68 Catacunemaug Road, Parcel ID's: 19 A 13, 19 A 12.34 and 19 A 12.35 in the R-3 District and Zone II.

2. DISCUSSION – MBTA Communities Act and comments to the State on the Act – Karen Chapman, MRPC

3. DISCUSSION – Site Plan – Gas Station – 12 Front Street, Parcel 22 C 1

4. DISCUSSION - Discuss a plan for outreach to the Conservation, Finance, Historic Commission & Select Board regarding the Trees and Stone Walls Bylaw and publicity for Annual Town Meeting Vote

ADMINISTRATIVE MATTERS:

- Zoning Board of Appeals request for comments – 3 Valley View Way variance and 154 Ayer Road variance

- Review of any Planning Board related Legal Ad from neighboring Towns for Comments to Neighboring Town.
- Members to approve and sign meeting minutes from February 23, 2022.
- Discuss next meeting day and agenda.
- Any additional administrative matters deemed necessary by the Chair.

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Planning Board Chair.